

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 20th day of May, 2020.

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



LEGAL DESCRIPTION

A parcel of land located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 80.06 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 1235.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence S01°25'13"W, 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Avenue; thence S73°17'55"W, 148.65 feet; thence S18°26'15"W, 363.16 feet; thence S68°55'46"W, 613.35 feet; thence S56°07'05"W, 304.10 feet; thence S52°29'21"W, 222.43 feet to a point on the East right-of-way line of County Highway "W" South Pleasant View Road; thence N01°26'38"E, 1621.77 feet along said East right-of-way line to the point of beginning, Containing 1,512,069 square feet (34.712 acres).

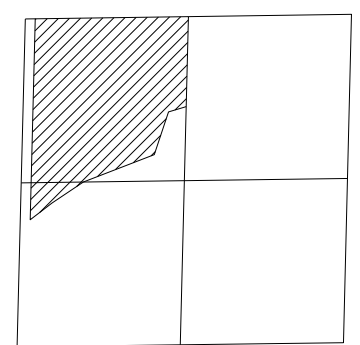
NOTES

- Zoning: Existing: A
Proposed: Lots 1-2, Outlot 1 - TR-U2
Lot 3, Outlots 2-3 - A
- Distances shown along curves are chord lengths.
- Owner/Subdivider:
Theis Trust
Continental Properties
W134 N8675 Executive Drive
Menomonie Falls, WI 53051
Engineer and Surveyor:
D'Onofrio Kotke & Assoc.
7530 Westward Way
Madison, WI 53717

LEGEND

- FOUND 3/4" REBAR
- SS — SS — SANITARY SEWER
- W — WATER MAIN
- ST — ST — STORM SEWER
- G — GAS MAIN
- FO — FO — UNDERGROUND FIBER OPTIC
- ⌈ ⌋ TELECOMMUNICATION VAULT
- ⌈ ⌋ TELECOMMUNICATION PEDESTAL
- MANHOLE
- ⊙ CATCH BASIN/INLET
- ⊙ VALVE
- ⊙ HYDRANT
- ☁ TREE LINE
- ▭ CONCRETE
- X — FENCE
- ▬▬▬ CONCRETE CURB AND GUTTER
- 918 — EXISTING CONTOUR
- () "RECORDED AS" INFORMATION

SE1/4 SECTION 34, T7N, R8E



LOCATION MAP
NOT TO SCALE

FOUND MAGNETIC NAIL W/ WASHER
SOUTH 1/4 CORNER
SECTION 34, T7N, R8E
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE
N: 467046.20
E: 781342.72
PER CITY OF MADISON
N: 469691.24
E: 781409.52

LOT 16
HAWKS LANDING

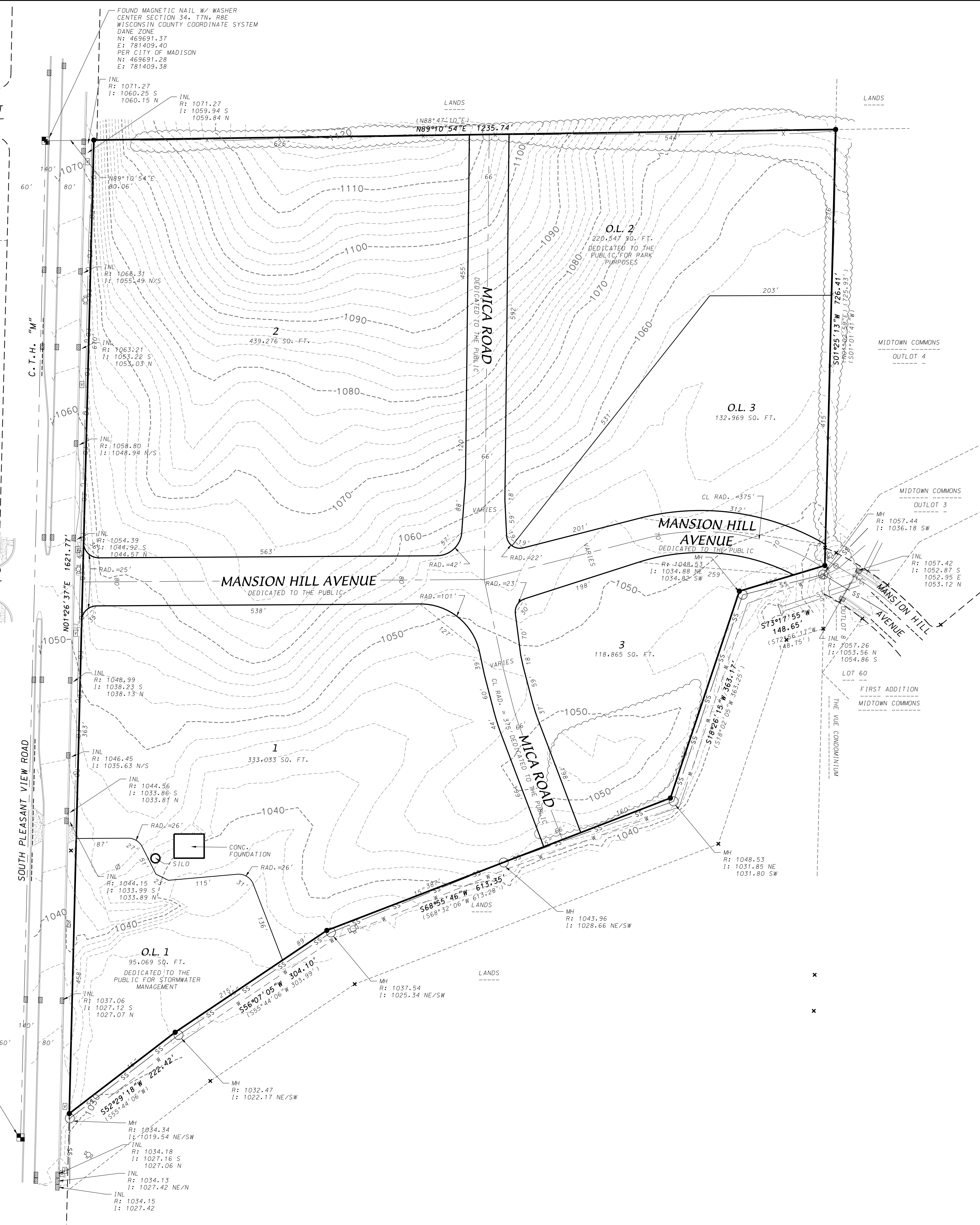
WATERBEND
DRIVE

LOT 17
HAWKS LANDING

BOYER STREET

LOT 38
UNIVERSITY RESEARCH
PIONEER 1ST ADD.

OUTLOT 9
UNIVERSITY RESEARCH
PIONEER 1ST ADD.

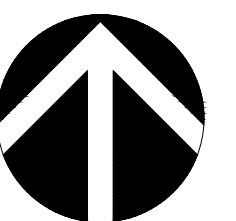


D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT

SPRINGS AT PLEASANT VIEW

LOCATED IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 34, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE)
BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, T7N, R8E
BEARING N01°26'38"E

SCALE: 1" = 100'

DATE: 05-20-20
REVISED:

FN: 19-07-117

Sheet Number:
1 of 1